

1943 Profile of the Forest Hills, Queens area

from the 1943 *New York City Market Analysis*



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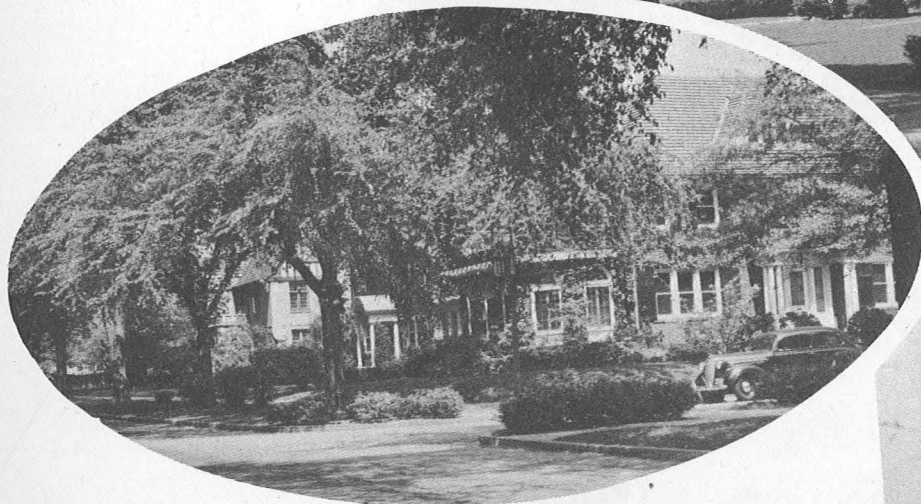
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QUEENS 11

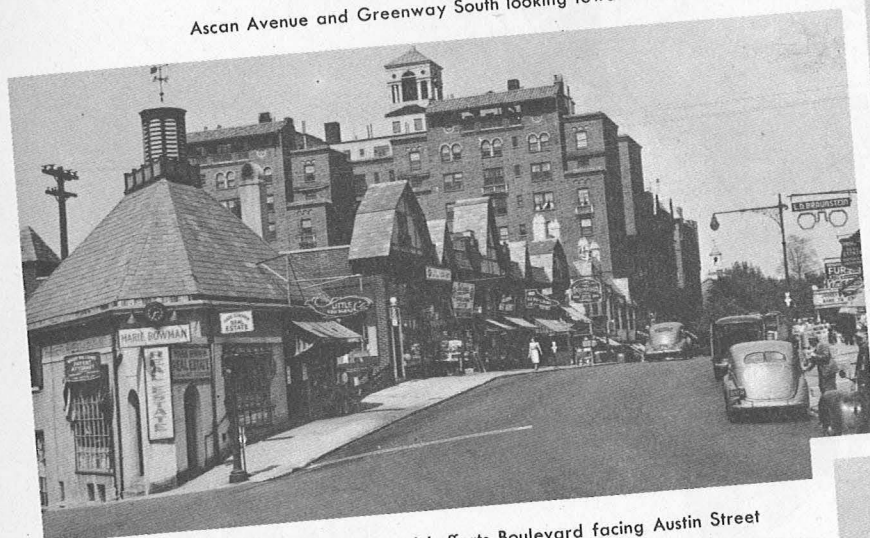
Forest Hills



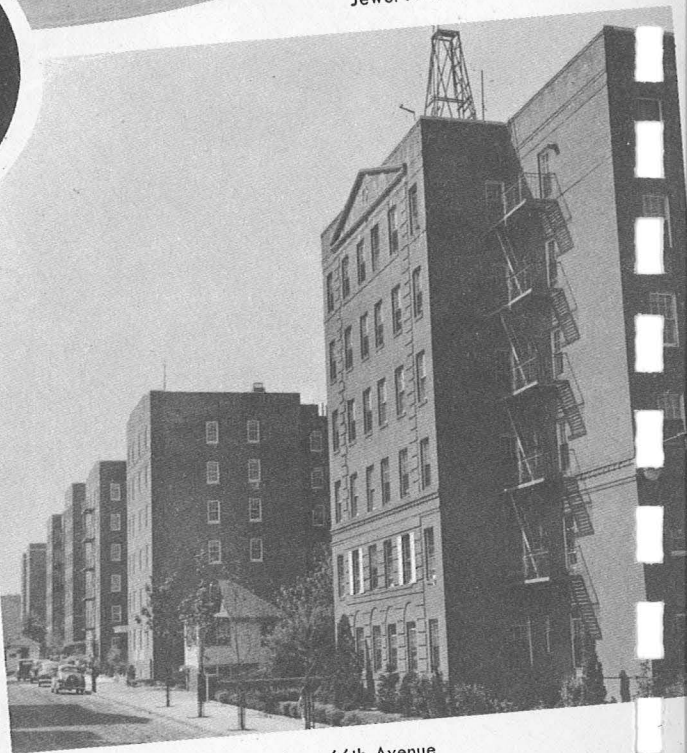
Jewel Avenue and 110th Street



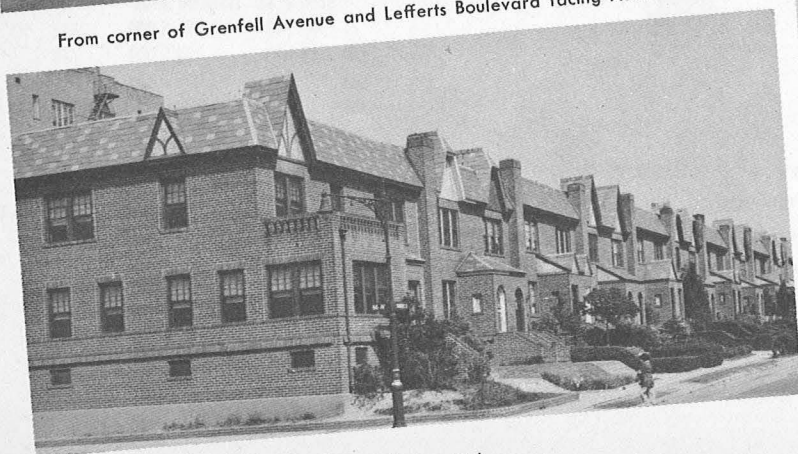
Ascan Avenue and Greenway South looking toward Winter Street



From corner of Grenfell Avenue and Lefferts Boulevard facing Austin Street



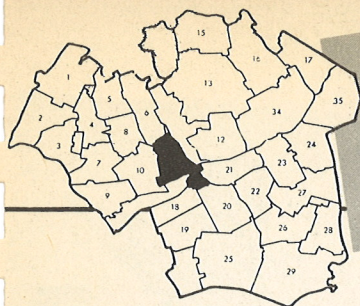
Booth Street facing west from 66th Avenue



Saunders Street and 66th Avenue facing east



Queens Boulevard between 77th and 78th Avenues



NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

QUEENS

11

Forest Hills

POPULATION 43,264
(larger than Rock Island, Ill.)

Native white 34,634
Foreign-born white 8,098
Negro 380
Other races 152

*Scattered foreign-born of mixed origin,
with Germans leading.*

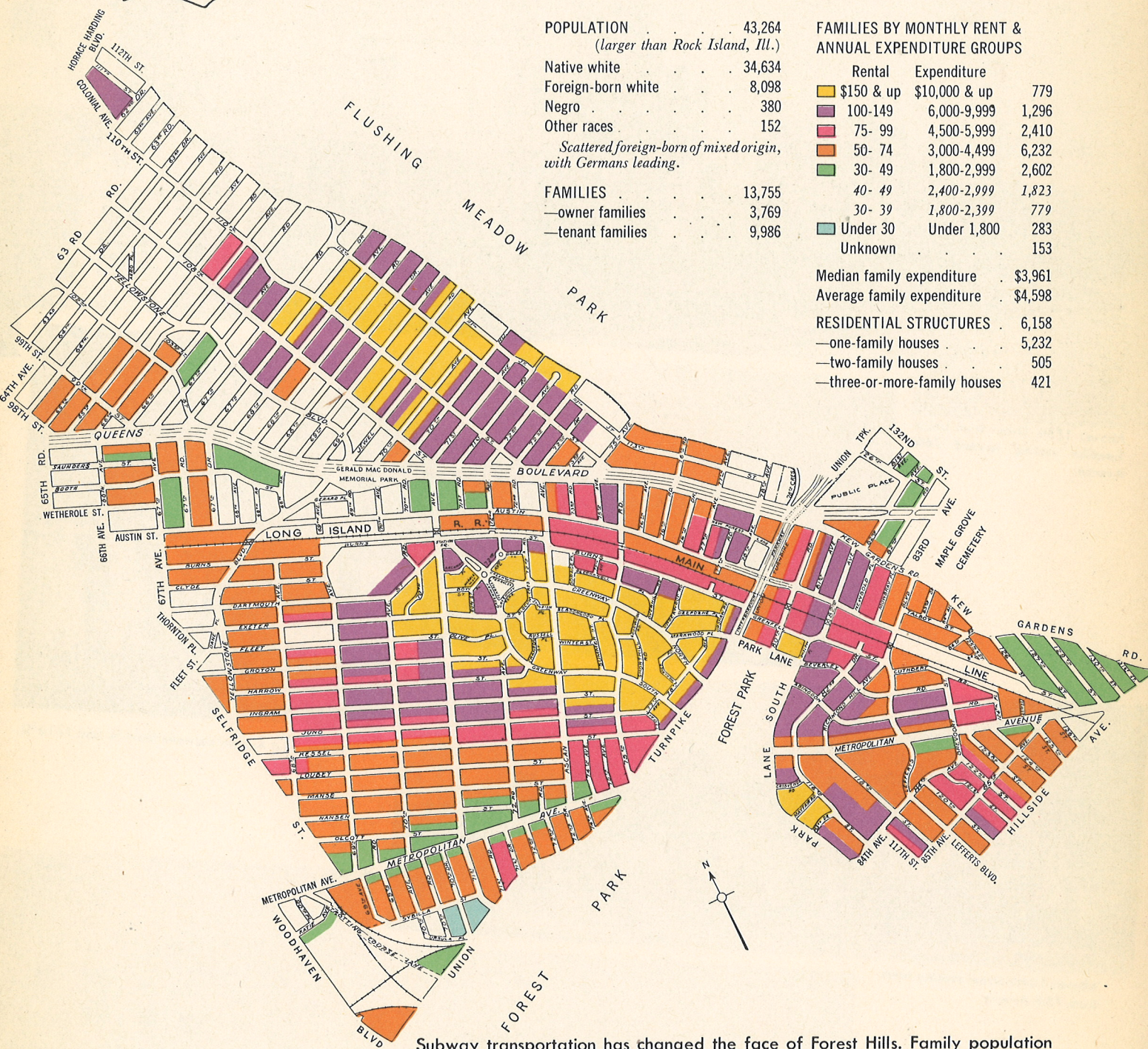
FAMILIES 13,755
—owner families 3,769
—tenant families 9,986

FAMILIES BY MONTHLY RENT &
ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	779
100-149	6,000-9,999	1,296
75- 99	4,500-5,999	2,410
50- 74	3,000-4,499	6,232
30- 49	1,800-2,999	2,602
40- 49	2,400-2,999	1,823
30- 39	1,800-2,399	779
Under 30	Under 1,800	283
Unknown		153

Median family expenditure \$3,961
Average family expenditure \$4,598

RESIDENTIAL STRUCTURES 6,158
—one-family houses 5,232
—two-family houses 505
—three-or-more-family houses 421



Subway transportation has changed the face of Forest Hills. Family population increased 68.6 per cent between 1930 and 1940, with an addition of 5,597 new families. Many new apartment buildings have been erected, and numerous new homes. The Garden section, with winding streets, beautiful residences, and expansive grounds, remains one of the finer residential neighborhoods of New York City. Although only a few minutes from the center of Manhattan, its appearance is that of a top-flight suburb. Forest Hills is a good segment of the world's wealthiest market.